

OFFICIAL RECORDS
DOUGLAS COUNTY CO
JACK ARROWSMITH
CLERK & RECORDER
RECORDING FEE: \$21.00
3 PGS

2008005602
01/25/2008 03:58 PM



PLAT IDENTIFICATION SHEET

Castle Rock Development Co
Grantor (owner)

Grantor (owner)

Meadows 17 Area
Grantee (name of plat or condo)

Grantee (name of plat or condo)

Subdivision Info: Filing _____ Lot _____ Block _____

Condo Info: Phase _____ Bldg _____ Unit _____

28.3334 7 67
Section Township Range

Cross Reference numbers: (reception #s or book and page)

113-1427 2003102970
8722230 _____
2005018974 _____

FINAL PLAT THE MEADOWS FILING NO. 17, AREA NO. 1

BEING A PART OF THE SW1/4 OF SECTION 27, THE SE1/4 OF SECTION 28, THE NE1/4 OF SECTION 33 AND THE NW1/4 OF SECTION 34,
T7S, R67W OF THE 6th P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

79.851 ACRES 4 LOTS AND 2 TRACTS

CERTIFICATE OF DEDICATION AND OWNERSHIP:

THE UNDERSIGNED, BEING ALL OF THE OWNER(S), MORTGAGEE(S) AND LIENHOLDER(S) OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO, DESCRIBED HEREIN, HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO FOUR LOTS, TWO TRACTS, STREETS, RIGHT-OF-WAYS AND EASEMENTS AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF THE MEADOWS FILING NO. 17, AREA NO. 1. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF CASTLE ROCK FOR PURPOSE OF MAINTENANCE ALL UTILITY AND DRAINAGE EASEMENTS, ELEGANT STREET AND LIMELIGHT AVENUE AS DESCRIBED AND SHOWN HEREON. TRACTS A & B WILL BE DEDICATED TO THE TOWN OF CASTLE ROCK BY SEPARATE INSTRUMENT.

THE UNDERSIGNED HEREBY FURTHER DEDICATE TO THE PUBLIC UTILITIES AND CABLEVISION THE RIGHT TO INSTALL, MAINTAIN AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES, CABLE TELEVISION LINES AND APPURTENANCES TO PROVIDE SUCH UTILITY, COMMUNICATION AND CABLE TELEVISION SERVICES WITHIN THIS SUBDIVISION, OR PROPERTY CONTIGUOUS THERETO, UNDER, ALONG AND ACROSS PUBLIC ROADS AS SHOWN ON THIS PLAT AND ALSO UNDER, ALONG AND ACROSS THESE UTILITY EASEMENTS AS DESCRIBED AND IDENTIFIED FOR SPECIFIC USES HEREON.

EXECUTED THIS 24th DAY OF January, 2008.

OWNER:

CASTLE ROCK DEVELOPMENT COMPANY, A COLORADO CORPORATION

BY: [Signature] AS: President

NOTARY CERTIFICATE:

STATE OF COLORADO)
)SS
COUNTY OF Denver)

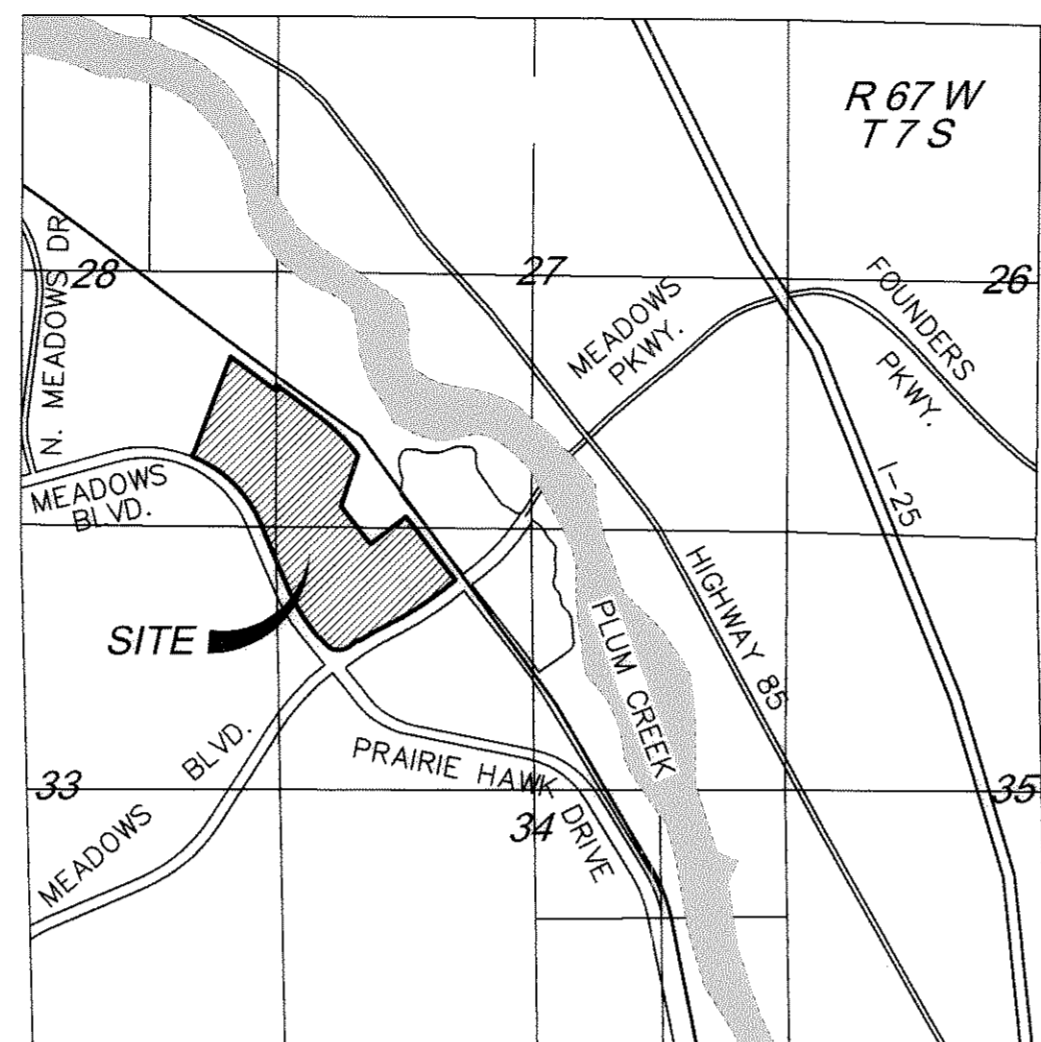
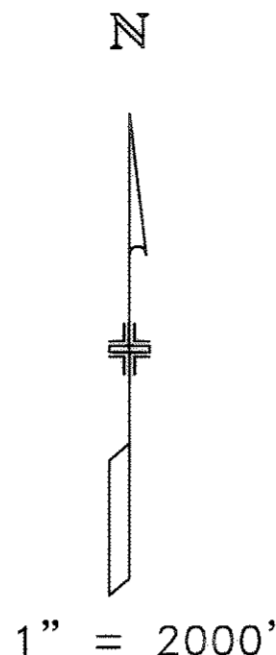
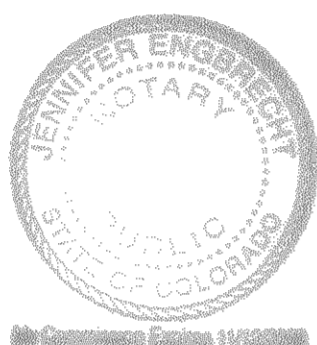
SUBSCRIBED AND SWORN TO BEFORE ME THIS 24th DAY OF January, 2008, BY

James M. Riker AS President OF CASTLE ROCK DEVELOPMENT COMPANY, A COLORADO CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: 4/12/2008

NOTARY PUBLIC [Signature]



LAND USE TABLE					
DESIGNATION	AREA IN ACRES	% OF SITE	SFE's	PURPOSE/USE	OWNERSHIP/MAINTENANCE
LOT 1	5.716	7.16	N/A	FUTURE DEVELOPMENT	CASTLE ROCK DEVELOPMENT CO.
LOT 2	13.448	16.84	N/A	FUTURE DEVELOPMENT	CASTLE ROCK DEVELOPMENT CO.
LOT 3	39.954	50.04	N/A	FUTURE DEVELOPMENT	CASTLE ROCK DEVELOPMENT CO.
LOT 4	10.163	12.73	N/A	FUTURE DEVELOPMENT	CASTLE ROCK DEVELOPMENT CO.
TRACT A **	4.063	5.09	N/A	DRAINAGE, ACCESS AND UTILITY	TOWN OF CASTLE ROCK
TRACT B **	0.517	0.65	N/A	WATER, ACCESS AND UTILITY	TOWN OF CASTLE ROCK
ELEGANT ST. AND LIMELIGHT AVE. R.O.W. #1	5.580	6.99	N/A	PUBLIC ROW	TOWN OF CASTLE ROCK
MEADOWS BLVD. R.O.W.#2	0.057	0.07	N/A	PUBLIC ROW	TOWN OF CASTLE ROCK
MEADOWS BLVD. R.O.W.#3	0.135	0.17	N/A	PUBLIC ROW	TOWN OF CASTLE ROCK
MEADOWS PKWY. R.O.W.#4	0.216	0.27	N/A	PUBLIC ROW	TOWN OF CASTLE ROCK
TOTAL PARCEL	79.85	100.0	N/A		

SURVEYOR'S CERTIFICATE:

I, GEORGE A. ROBINSON, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON MAY, 2007, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER); AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL PROVISIONS, WITHIN MY CONTROL, OF THE TOWN OF CASTLE ROCK SUBDIVISION REGULATIONS.

GEORGE A. ROBINSON P.L.S. 35593
FOR AND ON BEHALF OF
CVL CONSULTANTS OF COLORADO, INC.
7901 EAST BELLEVUE AVENUE, SUITE 150
ENGLEWOOD, COLORADO 80111



WATER RIGHTS DEDICATION AGREEMENT

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE MEADOWS (FOURTH AMENDMENT) DEVELOPMENT AGREEMENT, RECORDED ON THE 10TH DAY OF JULY, 2003 AT RECEPTION NO. 2003102970. WATER BANK DEDUCTIONS WILL BE MADE AT THE TIME OF FINAL PD SITE PLAN.

PROPERTY DESCRIPTION CONTINUED:

5. THENCE SOUTH 38°13'23" EAST A DISTANCE OF 73.72 FEET TO A PARCEL OF LAND DESCRIBED IN BOOK 1172 PAGE 5 AND BOOK 1383 PAGE 1837 IN THE DOUGLAS COUNTY RECORDS;
THENCE ALONG SAID PARCEL THE FOLLOWING THREE (3) COURSES:
1. THENCE SOUTH 18°52'16" WEST A DISTANCE OF 553.88 FEET;
2. THENCE SOUTH 38°13'25" EAST A DISTANCE OF 505.27 FEET;
3. THENCE NORTH 51°46'35" EAST A DISTANCE OF 465.01 FEET TO SAID SOUTHWESTERLY LINE OF THE ATCHISON, TOPEKA & SANTA FE RAILROAD;
THENCE SOUTH 38°13'23" EAST ALONG SAID SOUTHWESTERLY LINE A DISTANCE OF 837.12 FEET TO THE POINT OF BEGINNING;

CONTAINING 3,478,312 SQUARE FEET OR 79.851 ACRES MORE OR LESS.

LIENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS KNOWN HEREIN AS THE MEADOWS FILING NO. 17, AREA 1 IN THE TOWN OF CASTLE ROCK. THE UNDERSIGNED BENEFICIARIES HEREBY SUBORDINATE THE LIENS REFERENCED BELOW TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

CASTLE ROCK LAND CO. LLC., A COLORADO LIMITED LIABILITY COMPANY PER DEED OF TRUST DATED MARCH 4, 2005 RECORDED AT RECEPTION NO. 2005018974, DOUGLAS COUNTY RECORDS.

BY: [Signature] AS: Authorized Agent

NOTARY CERTIFICATE

STATE OF COLORADO)
)SS
COUNTY OF Denver)

SUBSCRIBED AND SWORN BEFORE ME THIS 24th DAY OF January, 2008, BY [Signature] AS Vice President OF CASTLE ROCK LAND CO. LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: 4/12/2008

NOTARY PUBLIC [Signature]



CALIFORNIA BANK & TRUST PER DEED OF TRUST DATED AUGUST 8, 2004 RECORDED AT RECEPTION NO. 2004081483, DOUGLAS COUNTY RECORDS.

BY: [Signature] AS: Vice President

NOTARY CERTIFICATE

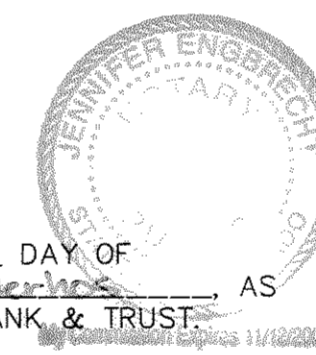
STATE OF COLORADO)
)SS
COUNTY OF Denver)

SUBSCRIBED AND SWORN BEFORE ME THIS 24th DAY OF January, 2008, BY [Signature] AS Vice President OF CALIFORNIA BANK & TRUST.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: 4/12/2008

NOTARY PUBLIC [Signature]



PROPERTY DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 27, THE SOUTHEAST QUARTER OF SECTION 28, THE NORTHEAST QUARTER OF SECTION 33 AND THE NORTHWEST QUARTER OF SECTION 34, ALL IN TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6th PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 34 WHENCE THE NORTHWEST CORNER OF SAID SECTION 34 BEARS NORTH 89°27'29" WEST A DISTANCE OF 2657.44 FEET, SAID LINE FORMING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;

THENCE SOUTH 56°18'37" WEST A DISTANCE OF 942.93 FEET TO THE INTERSECTION OF SOUTHWESTERLY LINE OF THE ATCHISON, TOPEKA & SANTA FE RAILROAD AS RECORDED IN BOOK 1113, PAGE 1427 IN THE DOUGLAS COUNTY RECORDS AND THE NORTHWESTERLY LINE OF MEADOWS PARKWAY AS SHOWN ON THE PLAT OF MEADOWS PARKWAY PHASE I RECORDED AT RECEPTION NO. 8722230 IN THE DOUGLAS COUNTY RECORDS BEING THE POINT OF BEGINNING;

THENCE ALONG SAID NORTHWESTERLY LINE OF MEADOWS PARKWAY THE FOLLOWING FOUR (4) COURSES:

- THENCE SOUTH 51°53'51" WEST A DISTANCE OF 180.37 FEET;
 - THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 09°11'14" A RADIUS OF 3127.00 FEET AN ARC LENGTH OF 501.41 FEET AND A CHORD BEARING SOUTH 56°29'29" WEST A DISTANCE OF 500.88 FEET;
 - THENCE SOUTH 62°10'45" WEST A DISTANCE OF 314.17 FEET;
 - THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 03°41'37" A RADIUS OF 3079.00 FEET AN ARC LENGTH OF 198.49 FEET AND A CHORD BEARING SOUTH 59°14'17" WEST A DISTANCE OF 198.46 FEET;
- THENCE ALONG THE NORTHWESTERLY LINE OF MEADOWS PARKWAY AS DESCRIBED IN RECEPTION NUMBER 2002132085 RECORDED IN DOUGLAS COUNTY PUBLIC RECORDS THE FOLLOWING THREE (3) COURSES:
- THENCE NORTH 35°14'49" WEST A DISTANCE OF 10.91 FEET;
 - THENCE SOUTH 54°45'11" WEST A DISTANCE OF 122.60 FEET;
 - THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 81°53'54" A RADIUS OF 177.00 FEET AN ARC LENGTH OF 253.00 FEET AND A CHORD BEARING NORTH 84°17'52" WEST A DISTANCE OF 232.01 FEET TO THE NORTHEASTERLY LINE OF MEADOWS BOULEVARD;
- THENCE ALONG SAID NORTHEASTERLY LINE OF MEADOWS BOULEVARD AS DESCRIBED IN RECEPTION NUMBER 2002132085 RECORDED IN DOUGLAS COUNTY PUBLIC RECORDS THE FOLLOWING TWO (2) COURSES:
- THENCE NORTH 43°20'55" WEST A DISTANCE OF 102.75 FEET;
 - THENCE SOUTH 46°39'05" WEST A DISTANCE OF 4.99 FEET TO THE NORTHEASTERLY LINE OF MEADOWS BOULEVARD AS SHOWN ON THE FINAL PLAT OF MEADOWS BOULEVARD RECORDED AT RECEPTION NO. 8727783 IN THE DOUGLAS COUNTY RECORDS;
- THENCE ALONG SAID NORTHEASTERLY LINE OF MEADOWS BOULEVARD THE FOLLOWING FOUR (4) COURSES:
- THENCE NORTH 39°20'05" WEST A DISTANCE OF 101.59 FEET;
 - THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 16°20'10" A RADIUS OF 1735.00 FEET AN ARC LENGTH OF 494.68 FEET AND A CHORD BEARING NORTH 31°10'00" WEST A DISTANCE OF 493.01 FEET;
 - THENCE NORTH 22°59'55" WEST A DISTANCE OF 763.92 FEET;
 - THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 46°03'25" A RADIUS OF 1255.00 FEET AN ARC LENGTH OF 1008.83 FEET AND A CHORD BEARING NORTH 46°01'37" WEST A DISTANCE OF 981.88 FEET TO THE SOUTHEASTERLY LINE OF THAT PARCEL OF LAND DESCRIBED IN BOOK 809 AT PAGE 984 IN THE DOUGLAS COUNTY PUBLIC RECORDS;
- THENCE NORTH 20°56'48" EAST ALONG SAID SOUTHEASTERLY LINE A DISTANCE OF 1109.30 FEET TO SAID SOUTHWESTERLY LINE OF THE ATCHISON, TOPEKA & SANTA FE RAILROAD;
- THENCE ALONG SAID SOUTHWESTERLY LINE OF THE ATCHISON, TOPEKA & SANTA FE RAILROAD THE FOLLOWING FIVE (5) COURSES:
- THENCE SOUTH 53°33'36" EAST A DISTANCE OF 596.89 FEET;
 - THENCE NORTH 00°13'18" EAST A DISTANCE OF 61.99 FEET;
 - THENCE SOUTH 53°33'36" EAST A DISTANCE OF 557.17 FEET;
 - THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 15°20'14" A RADIUS OF 1860.05 FEET AN ARC LENGTH OF 497.91 FEET AND A CHORD BEARING SOUTH 45°53'30" EAST A DISTANCE OF 496.42 FEET;

NOTES:

- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT, MAY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD CVL CONSULTANTS, INC. RELIED UPON ORDER NUMBER ABN70191106-7 ISSUED BY LAND TITLE GUARANTEE COMPANY, DATED January 16, 2008 AT 3:00 P.M.
- BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTHERLY LINE OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6th P.M., AS MARKED BY A 3" BRASS CAP IN CONCRETE AT THE NORTH QUARTER CORNER STAMPED "L 2690" AND BY A 3" BRASS CAP AT THE NORTHWEST CORNER, STAMPED "L 7361" AND BEARING NORTH 89°27'29" WEST A DISTANCE OF 2657.44 FEET (BEARING ASSUMED).
- THIS IS TO CERTIFY THAT THIS PLAT OR MAP AND THE SURVEY UPON WHICH IT IS BASED HAS A PORTION LYING WITHIN THE DESIGNATED 100-YEAR FLOOD HAZARD AREA PER FIRM MAP FOR DOUGLAS COUNTY, PANEL NUMBER 08035C 0167 F, REVISED SEPTEMBER 30, 2005, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), AS SHOWN HEREIN.
- THE DEVELOPER SHALL PROVIDE AT NO COST TO THE TOWN ALL UTILITIES AND STREETS AND SHALL PROVIDE SECURITY TO THE TOWN NEEDED TO ENSURE IMPROVEMENTS ARE COMPLETED AND ACCEPTED BY THE TOWN OR APPROPRIATE UTILITY COMPANY.
- ALL UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE TOWN OF CASTLE ROCK. THE TOWN IS HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS TO AND FROM THE ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SANITARY SEWER, WATER, DRAINAGE AND RELATED FACILITIES.
- BENCHMARK: THE PROJECT BENCHMARK IS A FOUND 3" DOUGLAS COUNTY CONTROL POINT BRASS CAP IN CONCRETE STAMPED 2.015030 LOCATED APPROXIMATELY 400 FEET NORTHEAST OF THE BNSF RAILROAD IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6th PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO. BENCHMARK ELEVATION BEING 6082.17 FEET, NAVD 1988 DATUM.
- TRACT A SHOWN HEREON IS TO BE DEDICATED TO THE TOWN OF CASTLE ROCK BY SEPARATE DOCUMENT. TRACT B SHOWN HEREON IS TO BE DEDICATED TO THE TOWN OF CASTLE ROCK BY SEPARATE DOCUMENT.
- THE ALIGNMENT OF THE LIMELIGHT AVENUE ROW MAY BE REVISED TO ACCOMMODATE FUTURE DEVELOPMENT.
- NO WATER TAPS AND WATER SERVICE LINES FOR LOTS 1-4 SHALL BE ALLOWED UNTIL WATER MAINS REQUIRED FOR EFFECTIVE LOOPING ARE CONSTRUCTED AND ACCEPTED BY THE TOWN.
- THE PURPOSE OF THIS FINAL PLAT IS TO PROVIDE RIGHT OF WAY FOR ELEGANT STREET, LIMELIGHT AVENUE AND RIGHT OF WAY FOR PORTIONS OF MEADOWS BOULEVARD AND MEADOWS PARKWAY TO THE TOWN OF CASTLE ROCK; PLAT LOTS 1,2,3 & 4.

AUTHORIZED REPRESENTATIVE

[Signature]
LAND TITLE GUARANTEE COMPANY
TITLE INSURANCE COMPANY

NOTARY CERTIFICATE
STATE OF COLORADO)
)SS
COUNTY OF Douglas)

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25th DAY OF January, 2008, BY

[Signature] AS THE AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: April 26, 2011

JACKIE L. ZION
NOTARY PUBLIC
STATE OF COLORADO

My Commission Expires: Apr. 26, 2011

NOTARY PUBLIC [Signature]

STATEMENT OF TOWN APPROVAL AND ACCEPTANCE:

ON BEHALF OF THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND THAT THE DEDICATIONS ON THIS PLAT ARE HEREBY ACCEPTED BY THE TOWN.
ATTEST: TOWN OF CASTLE ROCK

[Signature] TOWN CLERK [Signature] TOWN MANAGER

STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL:

THIS PLAT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO THE 24th DAY OF January, 2008.

[Signature]
DIRECTOR OF DEVELOPMENT SERVICES

DOUGLAS COUNTY CLERK & RECORDER'S CERTIFICATE:

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 358 P.M. ON THE 25 DAY OF JAN, 2008, IN RECEPTION NO. 2008005602

DOUGLAS COUNTY CLERK AND RECORDER

BY: [Signature]
DEPUTY

OWNER
CASTLE ROCK DEVELOPMENT COMPANY
A COLORADO CORPORATION
3033 E. 1ST AVE. #410
DENVER, COLORADO 80206
303-394-5514
CONTACT: GREG MEETER

ENGINEER/SURVEYOR
CVL CONSULTANTS OF COLORADO,
INC 7901 E. BELLEVUE AVENUE,
SUITE 150 ENGLEWOOD, COLORADO
80111 720-249-3533
CONTACT: BRIAN HALL

MEADOWS FILING NO. 17, AREA NO.1

DEVELOPER/APPLICANT
CASTLE ROCK DEVELOPMENT COMPANY
3033 E. 1ST AVE. #410
DENVER, CO. 80206

PROJ. NO. FP 07-009
JOB NO. 30101309
DATE: 01/23/08

SHEET 1 OF 2



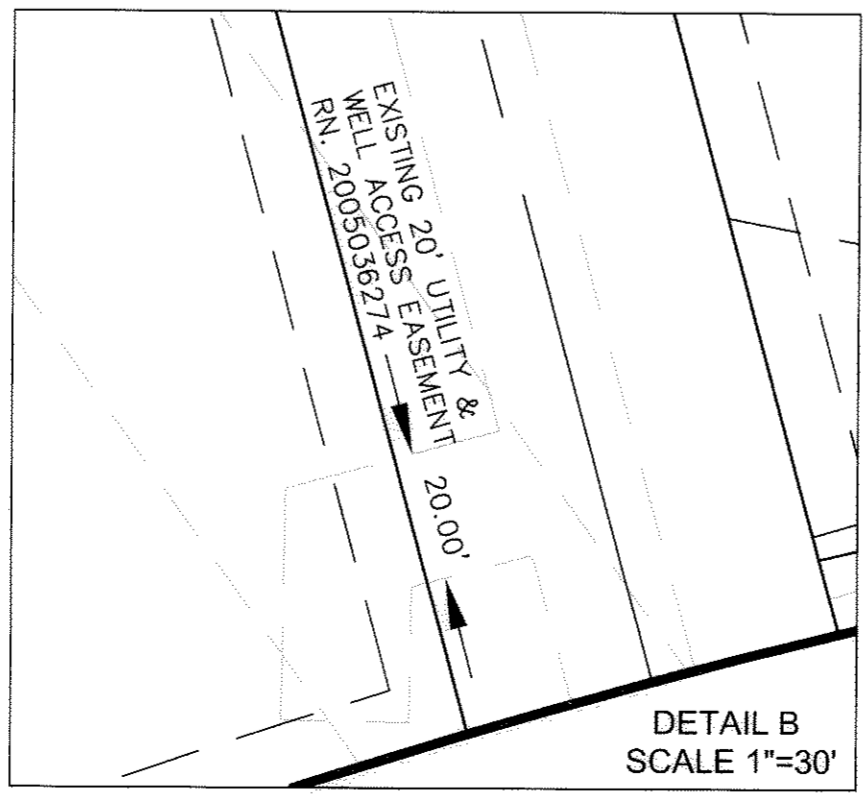
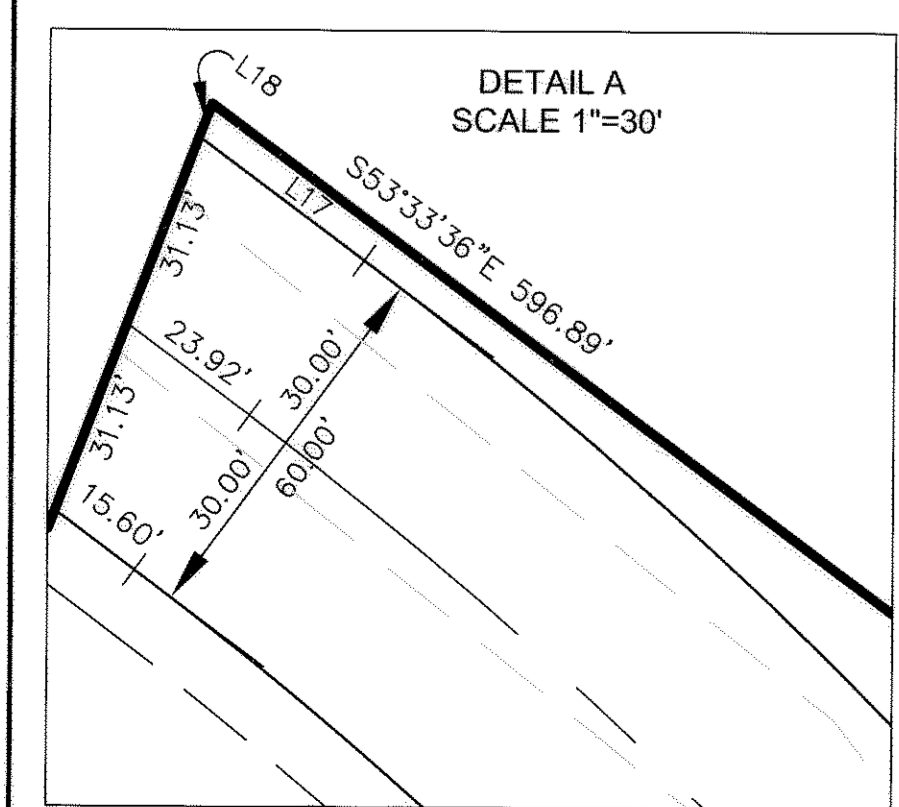
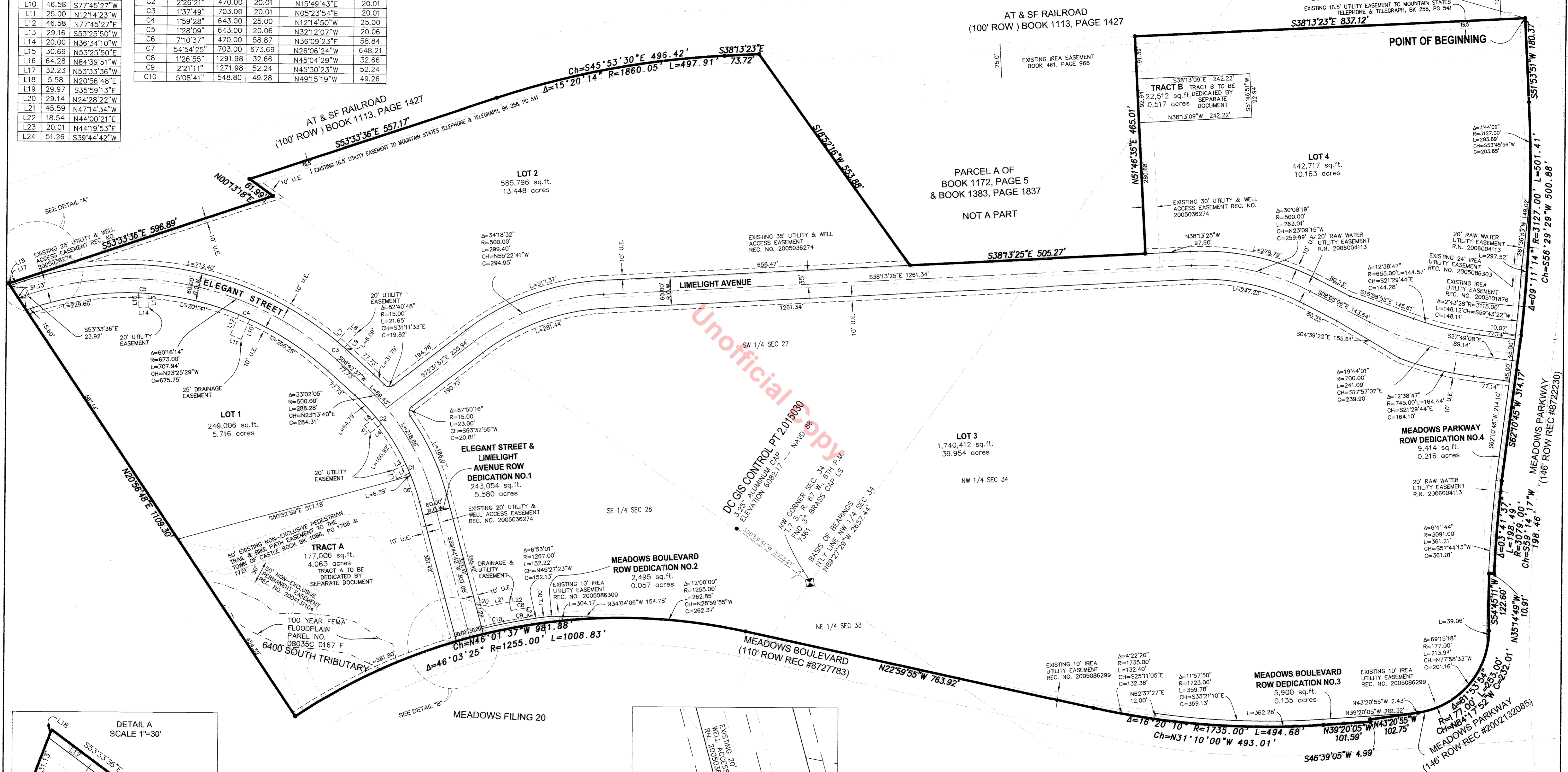
FINAL PLAT

THE MEADOWS FILING NO. 17, AREA NO. 1

BEING A PART OF THE SW1/4 OF SECTION 27, THE SE1/4 OF SECTION 28, THE NE1/4 OF SECTION 33 AND THE NW1/4 OF SECTION 34,
T7S, R67W OF THE 6th P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
79.851 ACRES 4 LOTS AND 2 TRACTS

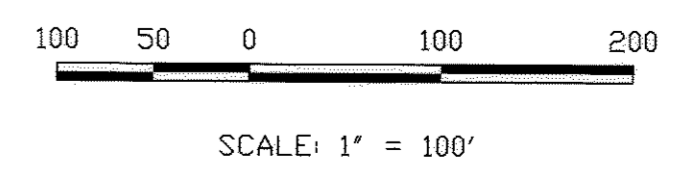
LINE	LENGTH	BEARING
L1	29.89	N59°25'48"W
L2	20.00	N30°34'12"E
L3	29.89	S59°25'48"E
L4	30.18	N72°31'57"W
L5	20.00	N17°28'03"E
L6	29.61	S72°31'57"E
L7	39.28	S86°00'58"E
L8	20.00	S03°59'02"W
L9	39.78	N86°00'58"W
L10	46.58	S77°45'27"W
L11	25.00	N12°14'23"W
L12	46.58	N77°45'27"E
L13	29.16	S53°25'50"W
L14	20.00	N36°34'10"W
L15	30.69	N53°25'50"E
L16	64.28	N84°39'51"W
L17	32.23	N53°33'36"W
L18	5.58	N20°56'48"E
L19	29.97	S35°59'13"E
L20	29.14	N24°28'22"W
L21	45.59	N47°14'34"W
L22	18.54	N44°00'21"E
L23	20.01	N44°19'53"E
L24	51.26	S39°44'42"W

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	2°26'18"	470.00	20.00	N30°34'12"E	20.00
C2	2°26'21"	470.00	20.01	N15°49'43"E	20.01
C3	1°37'49"	703.00	20.01	N05°23'54"E	20.01
C4	1°59'28"	643.00	25.00	N12°14'50"W	25.00
C5	1°28'09"	643.00	20.06	N36°09'23"E	20.06
C6	7°10'37"	470.00	58.87	N36°09'23"E	58.84
C7	5°4'54"25"	703.00	673.69	N26°06'24"W	648.21
C8	1°26'55"	1291.98	32.66	N45°04'29"W	32.66
C9	2°21'11"	1271.98	52.24	N45°30'23"W	52.24
C10	5°08'41"	548.80	49.28	N49°15'19"W	49.26



LEGEND

- U.E. - DENOTES UTILITY EASEMENT
- ◆ FOUND SECTION CORNER AS NOTED
- SET #5 REBAR 18" LONG W/1.25" PLASTIC CAP PLS 35593



MEADOWS FILING NO. 17, AREA NO.1
DEVELOPER/APPLICANT
CASTLE ROCK DEVELOPMENT
COMPANY 3033 E. 1ST AVE. #410
DENVER, CO. 80206

PROJ. NO. FP 07-009
JOB NO. 30101309
DATE: 01/23/08



SHEET 2 OF 2